

Greater Regional Alliance of REALTORS®
Comparative Activity Report
December 2025

Note: This report reflects closed sales and current activity (sales written) in Ionia County.

December New Listings	2025	2024	% Chg	Current Listings	Avg DOM
Residential	28	26	7.7%	Residential	70 85
Multi-Family	1	0	.0%	Multi-Family	3 148
Vacant Land	3	5	-40.0%	Vacant Land	44 344
YTD New Listings				Total	117
Residential	634	572	10.8%		
Multi-Family	25	12	108.3%		
Vacant Land	91	75	21.3%		

Months of Inventory of Homes Based on Pending Sales 2.3

December CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	39	21.9%	10,796,900	60.5%	32	32	6,727,800	53
Multi-Family	1	.0%	372,300	.0%	5	0	0	0
Vacant Land	4	-20.0%	243,000	-25.3%	138	5	325,500	45
Total All Sales	44	18.9%	11,412,200	61.8%		37	7,053,300	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	521	10.4%	137,234,037	14.3%	472	120,048,467
Multi-Family	21	250.0%	6,538,700	355.7%	6	1,435,000
Vacant Land	53	-1.9%	5,387,101	-6.5%	54	5,762,977
Total All Sales	595	11.8%	149,159,838	17.2%	532	127,246,444

Stats based on CLOSED Sales	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	276,844	210,244	31.7%	263,405	254,340	3.6%
Avg Sale Overall	259,368	190,630	36.1%	250,689	239,185	4.8%

December Pending Sales

	2025			2024		
	Units	% Chg	Volume	Units	Volume	Avg DOM
Residential	30	3.4%	8,477,400	29	7,094,890	44
Multi-Family	0	.0%	0	0	0	0
Vacant Land	2	-66.7%	107,000	6	358,900	68
Total All Sales	32	-8.6%	8,584,400	35	7,453,790	

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	Units	Volume
Residential	569	17.3%	149,427,395	485	125,504,060
Multi-Family	21	250.0%	7,230,400	6	1,379,900
Vacant Land	53	.0%	5,475,800	53	5,431,800
Total All Sales	643	18.2%	162,133,595	544	132,315,760

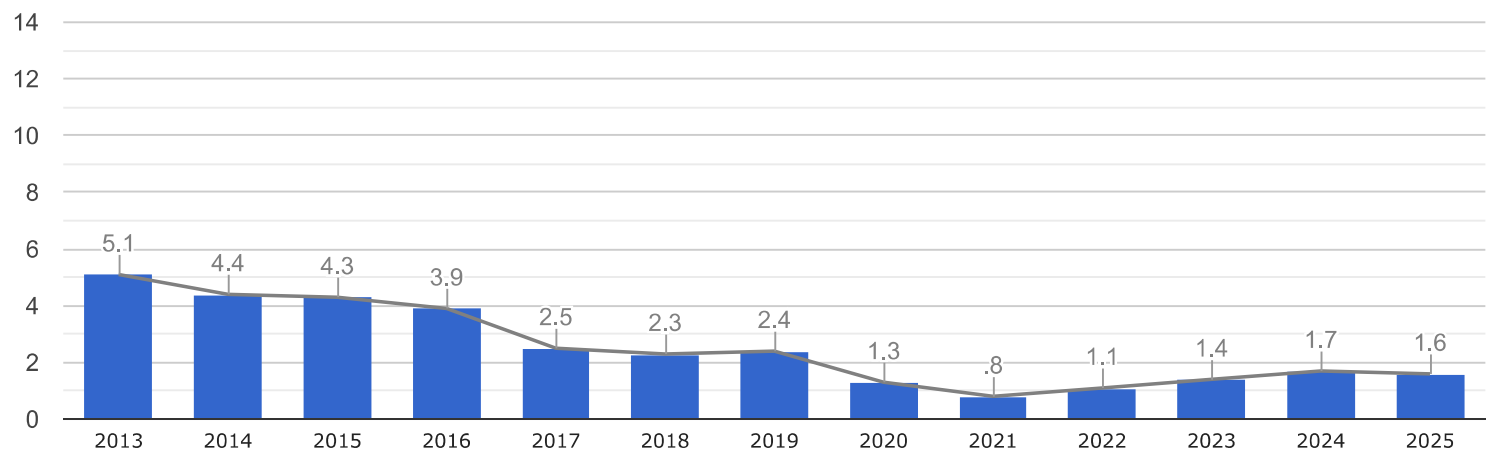
Stats based on PENDING Sales

	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	282,580	244,651	15.5%	262,614	258,771	1.5%
Avg Sale Overall	268,263	212,965	26.0%	252,152	243,228	3.7%

2025 Sales of Residential Single Family Homes by Price Class

	December					YTD			
	Closed	%	Pending	%		Closed	%	Pending	%
Under to 19,999	0	.0	0	.0		1	.2	1	.2
20,000 to 29,999	0	.0	0	.0		3	.6	2	.4
30,000 to 39,999	0	.0	0	.0		2	.4	3	.5
40,000 to 49,999	0	.0	0	.0		1	.2	0	.0
50,000 to 59,999	0	.0	0	.0		3	.6	2	.4
60,000 to 69,999	0	.0	0	.0		9	1.7	8	1.4
70,000 to 79,999	0	.0	1	3.3		1	.2	8	1.4
80,000 to 89,999	0	.0	0	.0		5	1.0	6	1.1
90,000 to 99,999	2	5.1	0	.0		4	.8	3	.5
100,000 to 119,999	0	.0	1	3.3		13	2.5	10	1.8
120,000 to 139,999	0	.0	0	.0		15	2.9	22	3.9
140,000 to 159,999	1	2.6	0	.0		27	5.2	32	5.6
160,000 to 179,999	4	10.3	3	10.0		51	9.8	66	11.6
180,000 to 199,999	2	5.1	2	6.7		53	10.2	64	11.2
200,000 to 249,999	11	28.2	3	10.0		101	19.4	89	15.6
250,000 to 299,999	5	12.8	8	26.7		61	11.7	76	13.4
300,000 to 399,999	8	20.5	9	30.0		111	21.3	117	20.6
400,000 to 499,999	4	10.3	3	10.0		31	6.0	32	5.6
500,000 to 599,999	1	2.6	0	.0		13	2.5	8	1.4
600,000 to 699,999	1	2.6	0	.0		6	1.2	10	1.8
700,000 to 799,999	0	.0	0	.0		7	1.3	7	1.2
800,000 to 899,999	0	.0	0	.0		1	.2	1	.2
900,000 to 999,999	0	.0	0	.0		2	.4	2	.4
1,000,000 or over	0	.0	0	.0		0	.0	0	.0

Avg Months of Inventory



Source: grar.com (Greater Regional Alliance of REALTORS®)

Copyright 2026 MLS Exchange, Inc. All rights reserved.